



## COUNTY OF PLACER PLANNING COMMISSION

**AGENDA  
APRIL 13, 2006**

### OFFICE OF Planning Department

11414 B Avenue  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/886-3000  
FAX: 530/886-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be held in the Planning Commission Chambers, 2900 Richardson Drive, Dewitt Center, located at the corner of Richardson Drive & "C" Avenue, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 886-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)*

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**1) 10:00 AM      A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.**

**B) PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

**2) 10:10 AM      EXTENSION OF TIME TENTATIVE MAP  
"VISTA CIELO" (PSUB-408)**

Consider a request by GW Consulting Engineers, on behalf of Kobra Properties, for the approval for an Extension of Time for a previously approved Tentative Subdivision Map for the creation of 24 residential lots. The property (APN #042-030-092 and 042-041-005) is located on the north side of Powerhouse Road, 100 feet west of Auburn-Folsom Road in the Newcastle area, and is zoned RA-B-100 (Residential Agricultural, Combining Minimum Building Site Area of 100,000 square feet). A Mitigated Negative Declaration (EIAQ-3628) was previously approved for this project.

**Planner: Leah Rosasco (530) 886-3091**

**Engineering & Surveying: Rebecca Maddex (530) 889-7538**

**Environmental Health: Dana Wiyninger (530) 745-2366**

- 3) 10:20 AM      BROOKWOOD SUBDIVISION  
MAJOR SUBDIVISION/CONDITIONAL USE PERMIT (PSUBT20040812)**  
Consider a request from Baker-Williams Engineering Group on behalf of Robert Heinrichs and Helen Carver, for the approval of a Tentative Subdivision Map and Conditional Use Permit for the development of a 16-lot residential development on an 8.5 acre site generally located on the south side of PFE Road immediately west of Morgan Creek, in the Dry Creek/West Placer area. Proposed lot sizes vary from 12,006 square feet to 12,987 square feet in area. The project site is zoned O PD2, RS-AG-B20-PD2 (Open Space, Comb. Planned Development of 2 Dwelling Units per acre and Residential Single-Family, Comb. Agriculture, Comb. Building Site of 20,000 square feet, Comb. Planned Development of 2 Dwelling Units per acre). The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.  
**Planner: Leah Rosasco (530) 886-3091**  
**Engineering & Surveying: Rebecca Maddex (530) 889-7538**  
**Environmental Health: Dana Wiyninger (530) 745-2366**
- 4) 10:35 AM      “BUSHWACKER’S TREE SERVICE”  
APPEAL – DESIGN REVIEW (PDSD20050306)**  
Consider an appeal from Bruce Yankton of Yankton Excavating, Jeff Collins of Tahoe Truckee Disposal Company, and William Bennet of Sierra Pacific Company to the decision of County Staff to approve the Design/Site Review (PDSD 2005-0306) subject to conditions which allows for the operation of a tree service business. The property APNs 090-041-009 and 090-041-028 is zoned Commercial Public Service (PAS 026) and is located at 710 Wolf Street in the Kings Beach area.  
**CONTINUED TO APRIL 27, 2006 HEARING**  
**Planner: Allen Breuch (530) 581-6284**  
**Engineering & Surveying: Richard Kai (530) 889-7548**  
**Environmental Health: Grant Miller (530) 745-2369**
- 5) 11:00 AM      APPEAL – JOSEPH BERGH VARIANCE (PVAAT20060023)**  
Consider an appeal from Joseph Bergh to the decision of the Zoning Administrator with regards to denial of a Variance request to allow: 1) a three-foot high masonry wall with a 2.5-foot high wrought iron fence on top of the wall, 2) twenty, six-foot high, masonry pillars, and 3) two, 6.5-foot high wrought iron gates that exceed the height limitations within the front setback on the RS Zone District. The wall is currently, partially constructed at 0-feet from the edge-of-easement. The property APN# 046-131-044 is zoned RS-AG-B-43 (Residential Single Family Comb. Agricultural Combining Building Site Size of 1 acre min.) and is located at the corner of Barton Road and Olive Ranch Road (7950 Barton Road) in the Granite Bay area.  
**Planner: Roy Schaefer (530) 886-3061**  
**Engineering & Surveying: Sharon Boswell (530) 889-7508**  
**Environmental Health: William Kirschman (530) 745-2365**

**6) 1:30 PM**

**CONDITIONAL USE PERMIT/TENTATIVE PARCEL MAP  
(PCPB T20060166/PMLD T20060173) - "HOME DEPOT PROJECT"  
ENVIRONMENTAL IMPACT REPORT (SCH# 1997122100)**

Consider a request by Frank Coda of Greenberg Farrow on behalf of Home Depot, Inc., for the approval of a Conditional Use Permit (PCPB T20060166) and Tentative Parcel Map (PMLD T20060173) for the construction of a 104,991 square foot Home Depot home improvement retail store, and an associated 24,304 square foot attached fenced outdoor garden center. The property (APN #051-120-042) is 10.88 acres, located within the Dewitt Center between 1<sup>st</sup> Street and Highway 49, adjacent to an extension of Willow Creek Drive in the north Auburn area. The project site is zoned CPD-DC; C-3-DC (Commercial Planned Development, combining Design Scenic Corridor; Heavy Commercial, combining Design Scenic Corridor. The Planning Commission will consider certification of an Environmental Impact Report for the project (SCH #1997122100).

**Planner: Gary Winegar (530) 886-3062**

**Engineering & Surveying: Phil Frantz (530) 889-7584**

**Environmental Health: Dana Wiyninger (530) 745-2366**

**7) 3:00 PM**

**ZONING TEXT AMENDMENT (PZTA20050609)  
INTRODUCTORY PROVISIONS AND DEFINITIONS  
NEGATIVE DECLARATION**

Consider minor revisions to implement State law and clarifications to ease implementation within Article 17.02 (Introductory Provisions) and Article 17.04 (Definitions).

**Assistant Planning Director: Melanie Heckel (530) 886-3068**